DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2021-970169

06/30/2021 02:15 PM R.O. ANDERSON ENGINEERING INC.

Pas=5

APN: 1319-25-000-020 (Adjusted Parcel 1)

RECORDING REQUESTED BY:

Park Ranch Holdings, LLC. 1300 Buckeye Road Minden, Nevada 89423

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

Park Ranch Holdings, LLC. 1300 Buckeye Road Minden, Nevada 89423

The undersigned hereby affirms that this document submitted for recording does not contain protected information of any person or persons. (NRS 239B.030)



KAREN ELLISON, RECORDER

E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BOUNDARY LINE ADJUSTMENT GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: Park Ranch Holdings, LLC., a Nevada limited liability company, in consideration of \$10, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Park Ranch Holdings, LLC., a Nevada limited liability company, its successors and assigns, all that real property situated in the County of Douglas, State of Nevada, bounded and described on Exhibit A attached hereto and incorporated herein by this reference.

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HEREWITH.

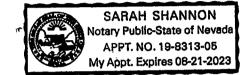
Dated 6-30-2

PARK RANCH HOLDINGS, LLC., a Nevada limited liability company

David Park

Its: Manager

STATE OF NEVADA) : SS COUNTY OF DOUGLAS)



NOTARY PUBLIC

EXHIBIT A DESCRIPTION ADJUSTED PARCEL 1 (Current A.P.N. 1319-25-000-020)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of Sections 24 and 25, Township 13 North, Range 19 East, Douglas County, Nevada, described as follows:

BEGINNING at the northwest corner of Parcel B per the Land Division Map for Nevis Industries, Inc. No. 2 filed for record January 23, 1979 in the office of Recorder, Douglas County, Nevada as Document No. 29278, said point falling on the southerly line of Muller Lane;

thence along said southerly line of Muller Lane, South 89°26'53" East, 1,196.45 feet;

thence continuing along the southerly line of Muller Lane South 87°36"33" East, 479.38 feet to the northeast corner of said Parcel B;

thence along the east line of said Parcel B, South 00°00'27" East, 1,843.84 feet; thence North 75°36'55" East, 345.84 feet;

thence South 86°59'51" East, 288.59 feet;

thence along the arc of a curve to the right, having a radius of 175.00 feet, central angle of 49°55′51", and arc length of 152.21 feet;

thence South 37°04'00" East, 194.85 feet;

thence South 54°48'21" West, 400.19 feet to a point on the easterly ordinary high-water mark of the East Fork of the Carson River;

thence along said easterly ordinary high-water mark of the East Fork of the Carson River the following courses:

North 35°11'39" West, 10.13 feet; North 61°16'24" West, 266.82 feet; North 63°04'26" West, 199.09 feet; North 57°39'35" West, 222.12 feet; North 58°50'23" West, 197.41 feet; North 49°20'27" West, 125.82 feet; North 42°20'03" West, 145.34 feet; North 37°56'36" West, 184.97 feet; North 18°29'59" West, 200.27 feet; North 48°06'33" West, 121.63 feet; North 48°06'33" West, 106.82 feet; North 42°33'50" West, 75.09 feet; North 42°33'50" West, 103.28 feet; North 07°07'45" West, 68.80 feet;

North 04°33'13" West, 62.18 feet;
North 18°07'15" West, 177.84 feet;
South 74°25'47" West, 109.05 feet;
North 43°56'41" West, 108.20 feet;
North 80°19'31" West, 98.88 feet;
South 73°43'47" West, 144.30 feet;
North 43°47'56" West, 60.01 feet;
North 34°18'04" West, 41.90 feet;
North 14°59'57" West, 131.46 feet;
North 16°12'30" West, 67.90 feet;
North 11°50'54" West, 112.38 feet;
North 36°23'56" West, 78.98 feet;
North 28°46'57" West, 146.26 feet;
North 18°51'33" West, 30.60 feet to the **POINT OF BEGINNING**, containing 45.61 acres, more or less.

The basis of bearing of this description is identical to the Map of Division into Large Parcels for Park Cattle Company filed for record June 3, 2008 in said office of Recorder

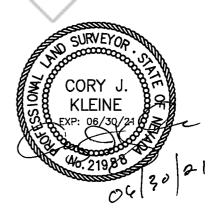
Prepared By: R.O. ANDERSON ENGINEERING, INC.

as Document No. 724397 in said office of Recorder.

Cory J. Kleine, P.L.S. 21988

P.O. Box 2229

Minden, Nevada 89423



STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a. <u>1319-25-000-020</u>	\ \
b	\ \
c	\ \
d	\ \
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. X Agricultural h. Mobile Home	Notes:
Other	
3.a. Total Value/Sales Price of Property \$	
b. Deed in Lieu of Foreclosure Only (value of property	
c. Transfer Tax Value:	
d. Real Property Transfer Tax Due \$	-0-
u. Kem Freperty Francisco Fair 2 as	<u> </u>
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sect	ion 3
b. Explain Reason for Exemption: Same Owner	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pen	alty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is corr	
and can be supported by documentation if called upon t	
Furthermore, the parties agree that disallowance of any	
additional tax due may result in a penalty of 10% of the	
to NRS 375.030, the Buyer and Sellershall be jointly ar	
	\ \
Signature Town Your	Capacity: Grantor
Ala. VIII)
Signature Wow fast	Capacity: Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Park Ranch Holdings, LLC.	Print Name: Park Ranch Holdings, LLC.
Address: 1300 Buckeye Road	Address: 1300 Buckeye Road
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING	
Print Name: Rina Kampy R.O. Anderson Engineering	Escrow #
Address: 1603 Esmeralda Avenue	
City: Minden	State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED